



WESTFIELD-WASHINGTON  
ADVISORY PLAN COMMISSION

September 8, 2015

1509-PUD-18

Exhibit 1

**Petition Number:** 1509-PUD-18

**Subject Site Address:** *East side of Oak Ridge Road, south of State Road 32*

**Petitioner:** EdgeRock Development

**Request:** Petitioner requests a change in zoning of approximately 13.75 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to The Trails PUD District.

**Current Zoning:** AG-SF1 and State Road 32 Overlay District

**Current Land Use:** Residential/Vacant

**Approximate Acreage:** 13.75 acres +/-

**Exhibits:**

1. Staff Report
2. Location Map
3. Conceptual Site Plans
4. Building Character Exhibit
5. The Trails PUD Ordinance 15-27

**Staff Reviewer:** Kevin M. Todd, AICP

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**PETITION HISTORY**

This petition was introduced at the August 10, 2015 City Council meeting. The proposal will receive a public hearing at the September 8, 2015 Advisory Plan Commission (the "APC") hearing.

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**PROCEDURAL**

City Council: The PUD Amendment Ordinance was introduced to the City Council at the August 10, 2015, meeting.

Public Hearing: Public hearings by the APC are required for Planned Unit Developments. The petition is scheduled to receive a public hearing at the September 8, 2015 Advisory Plan Commission (the "APC") meeting. Notice of the September 8, 2015, public hearing was provided for in accordance with the APC Rules of Procedure.

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Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

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## **PROJECT OVERVIEW**

Location: This subject property (the “Property”) is approximately 13.75 acres +/- in size and is located on the east side of Oak Ridge Road, just south of State Road 32 (see Exhibit 2). The Midland Trace Trail abuts the property to the south and the Monon Trail abuts the property to the east. The Property is currently zoned AG-SF1 and it falls within the State Highway 32 Overlay District.

Project Overview: The Petitioner is requesting a change of zoning to a mixed-use Planned Unit Development (PUD) District to be known as “The Trails PUD” (the “Proposal”). As proposed, the project would be divided into two separate lots/districts. The western portion of the Proposal (“Lot 1”) defaults to the MF2: Multi-Family Medium Density District and State Highway 32 Overlay District standards and uses, with a few modifications. Access to Lot 1 would be from a new east/west access road connecting to Oak Ridge Road. The PUD Ordinance provides for two alternative concept plans for developing Lot 1. One plan depicts a more traditional suburban multi-family development with several two or three-story buildings. The alternative plan is for a more urban design which includes a single building that is several stories tall (maximum of 120 feet). The maximum number of dwelling units would be limited to 300 units, as proposed.

The eastern portion of the Proposal (“Lot 2”) defaults to the General Business District and State Highway 32 Overlay District standards and uses, with a few modifications. Access to Lot 2 would be from a new east/west access road connecting to Wheeler Road. The plans also depict a future bridge over the Anna Kendall Drain that would connect the east/west access roads for Lot 1 and Lot 2 together. Lot 2 fronts on the Monon Trail, and businesses that locate on Lot 2 could cater to trail users.

The PUD Ordinance includes a building character exhibit which demonstrates a minimum quality and appearance of structures within the project.

Comprehensive Plan: The 2007 Westfield-Washington Township Comprehensive Plan identifies the Property as being within the Highway/Employment Corridor of State Highway 32. The Comprehensive Plan states that smaller-scale local office and service uses are appropriate along State Highway 32, and that retail uses which are subordinate to and supportive of the corridor’s office and service uses are appropriate. The 2011 Family Sports Capital Addendum II to the Comprehensive Plan anticipates

supporting uses such as restaurants, offices, retail uses, higher density residential, and other supporting commercial uses will be located nearby the Grand Park Sports Campus. State Highway 32 (west of U.S. Highway 31) has been redeveloping into a hospitality corridor, with a focus on providing supporting hospitality-type uses for the visitors to Grand Park.

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**STAFF COMMENTS**

1. Hold a public hearing at the September 8, 2015, APC meeting. No action is required at this time.
2. Prior to the final disposition, the petitioner will make any necessary revisions to the proposal based on APC comments, public comments and any additional staff comments.
3. If any APC member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or [ktodd@westfield.in.gov](mailto:ktodd@westfield.in.gov).